44

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE BAUGH-COLBY HOUSE LOCATED AT 1102 ENFIELD ROAD IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district on the property described in Zoning Case No C14H-05-0017, on file at the Neighborhood Planning and Zoning Department, as follows

> The south part of Lot 29 and the south 105 feet of the east 13 5 feet (average) of Lot 28, Outlots 6-8, Division Z, Enfield A Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 44, of the Plat Records of Travis County, Texas (the "Property"),

generally known as the Baugh-Colby House; locally known as 1102 Enfield Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

PART 2. Except as specifically provided in Parts 3 and 4, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

A Development of the Property may not exceed a density of two single family dwelling units The dwelling units shall be detached

B The maximum height of a building or structure is 35 feet from ground level

PART 4. The Property is subject to Ordinance No 020926-26 that established the Old West Austin neighborhood plan combining district

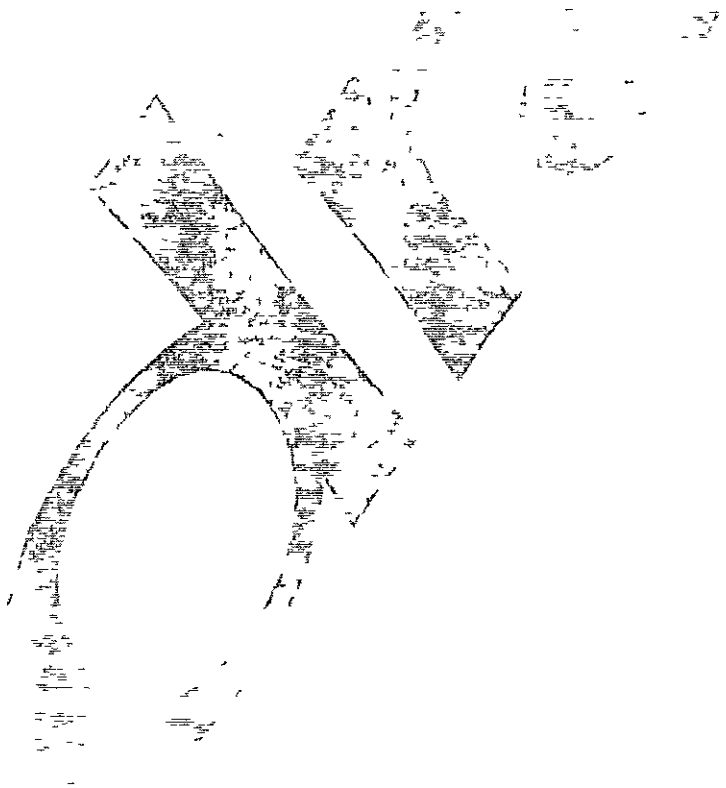
PART 5. This ordinance takes effect on _____, 2007

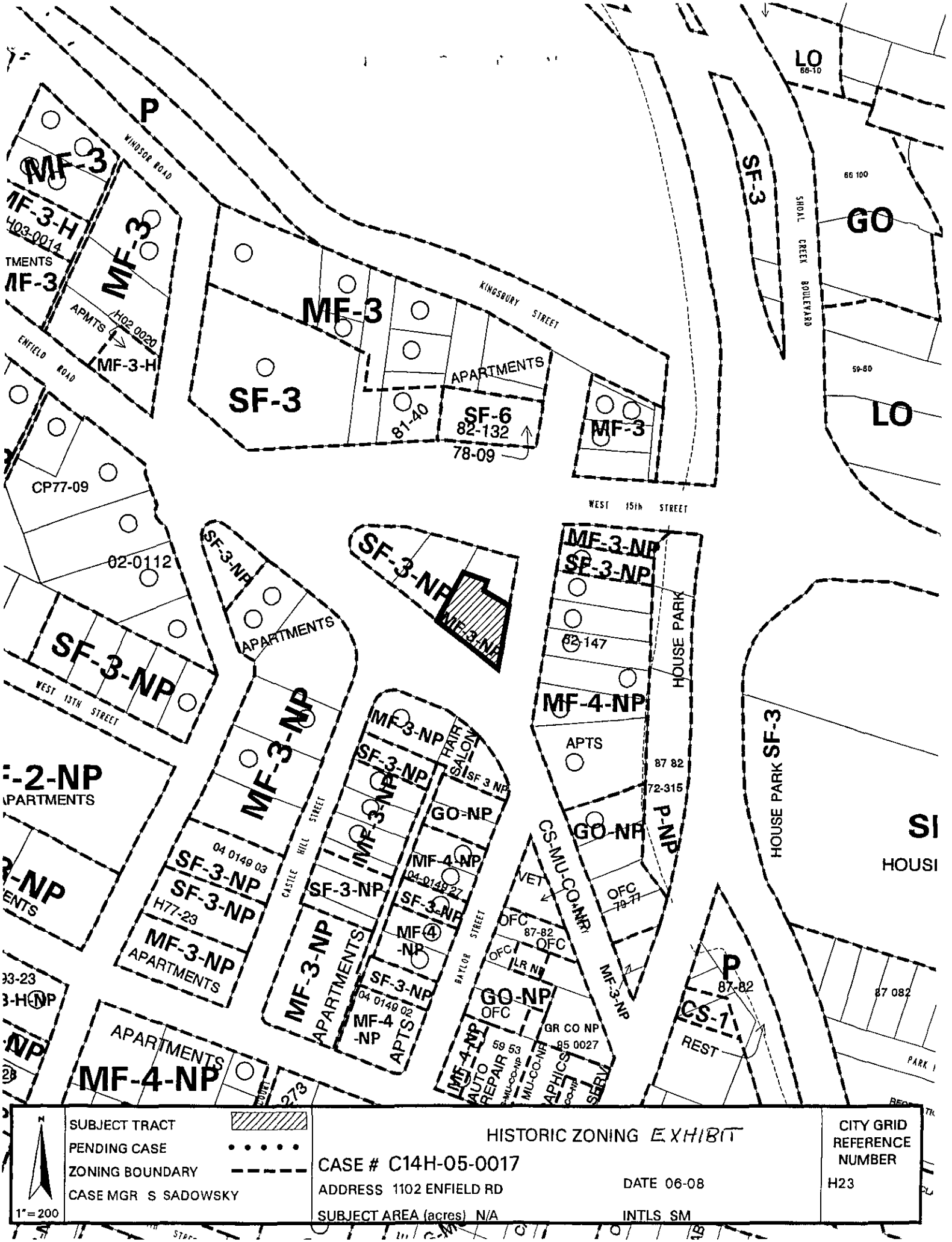
PASSED AND APPROVED

§
§
_____, 2007 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A Gentry
City Clerk





N	SUBJECT TRACT	HISTORIC ZONING EXHIBIT	CITY GRID REFERENCE NUMBER
	PENDING CASE	CASE # C14H-05-0017	H23
	ZONING BOUNDARY	ADDRESS 1102 ENFIELD RD	DATE 06-08
1" = 200	CASE MGR S SADOWSKY	SUBJECT AREA (acres) N/A	INTLS SM